

**AVISON
YOUNG**

401 Bay Street

Suite 1100 | 12,267 sf Available September 1, 2025

Suite 1400 | 3,214 sf Available - Immediately

Suite 1700 | 12,334 sf Available April 1, 2025

(Suite 1700 & 1800 is contiguous with interconnected staircase, totaling 24,544 sf)

Suite 1800 | 12,225 sf Available April 1, 2025

Suite 2004 | 3,506 sf Available April 1, 2025

Suite 2200 | 11,982 sf Available April 1, 2025

Suite 2400 | 2,158 sf Available September 1, 2025

Suite 2420 | 3,269 sf Available July 1, 2025

(Model Suite)

Suite 2500 | 12,933 sf Available December 1, 2025

Suite 2600 | 5,144 sf Available April 1, 2025

Suite 2602 | 7,791 sf Available - Immediately

Suite 2810 | 3,762 sf Available April 1, 2025

Suite 2900 | 6,472 sf Available - Immediately

Virtual Tour

Suite 3000 | 12,933 sf Available - June 1, 2025

**Large Block
Opportunity
Up to 124,000 sf!**

**6th Floor | 71,929 sf
7th Floor | 52,879 sf**

[View Brochure](#)



Details

Net Rent

Contact Listing Agent

Additional Rent

\$24.35 (2025 est.)

Highlights

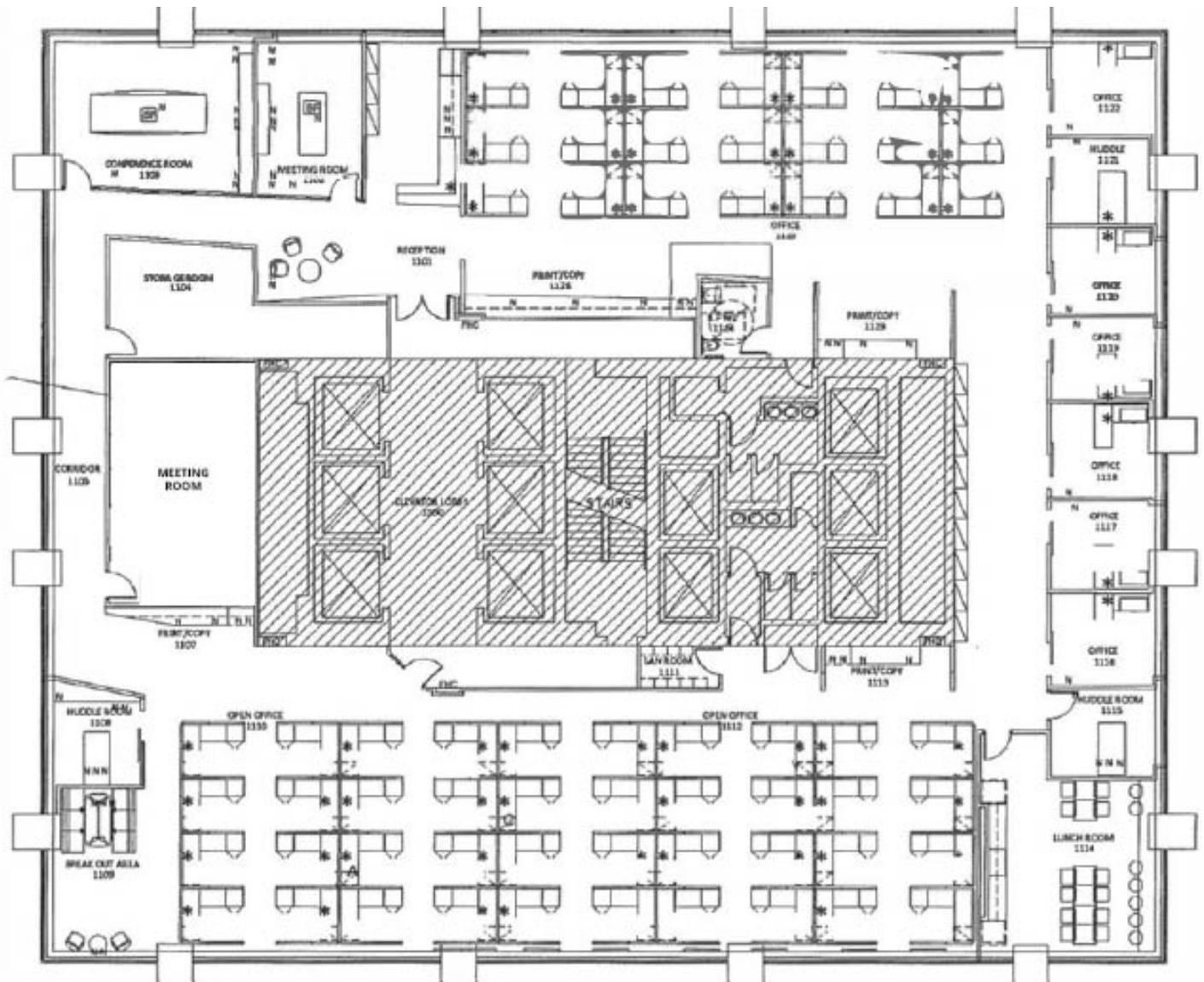
- Parking via the PATH, north (Eaton Centre), south (Bay Adelaide Centre) and west (City Hall)
- Direct access to Queen subway station
- 8th Floor Arcadian Court, operated by Oliver & Bonacini, 1200 guest capacity
- Food court amenities operated by Pusateris and Oliver & Bonacini
- The building is directly connected to the Hudson Bay and Saks Fifth Avenue retail stores
- Additional amenities are available via the PATH connections at the Eaton Centre
- Canada's first zero waste office building
- PATH Connected (The Bay / Eaton Centre / Bay-Adelaide Centre / Sheraton Centre, Queen subway station)

Suite 1100 | 12,267 sf

Available - September 1, 2025

Office For Lease
401 Bay Street

Suite 1100 Floorplan



Suite 1100 | 12,267 sf

Available - September 1, 2025

Office For Lease
401 Bay Street

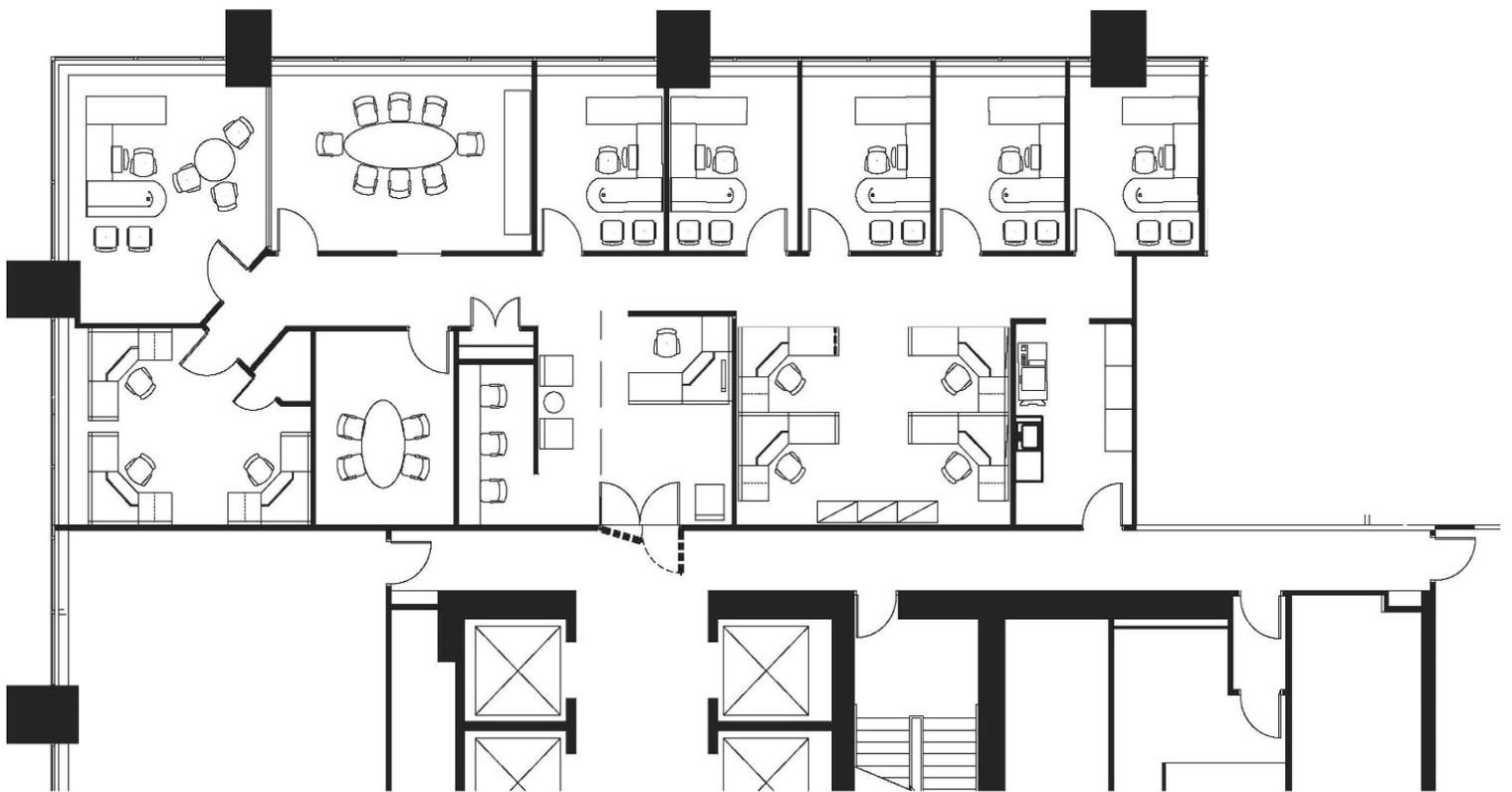


Suite 1400 | 3,214 sf

Available Immediately

Office For Lease
401 Bay Street

Suite 1400 Floorplan



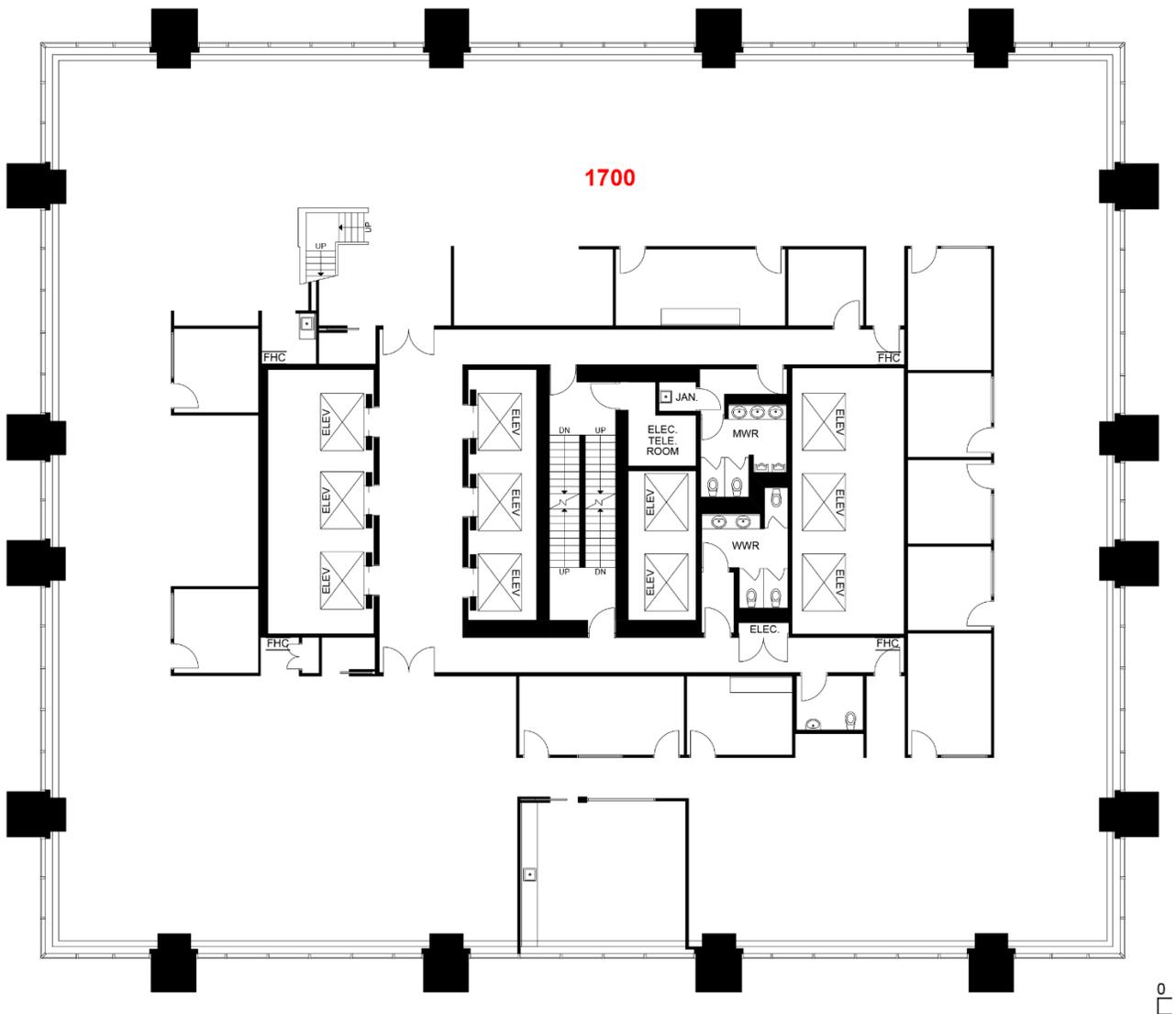
Suite 1400 | 3,214 sf

Available Immediately

Office For Lease
401 Bay Street



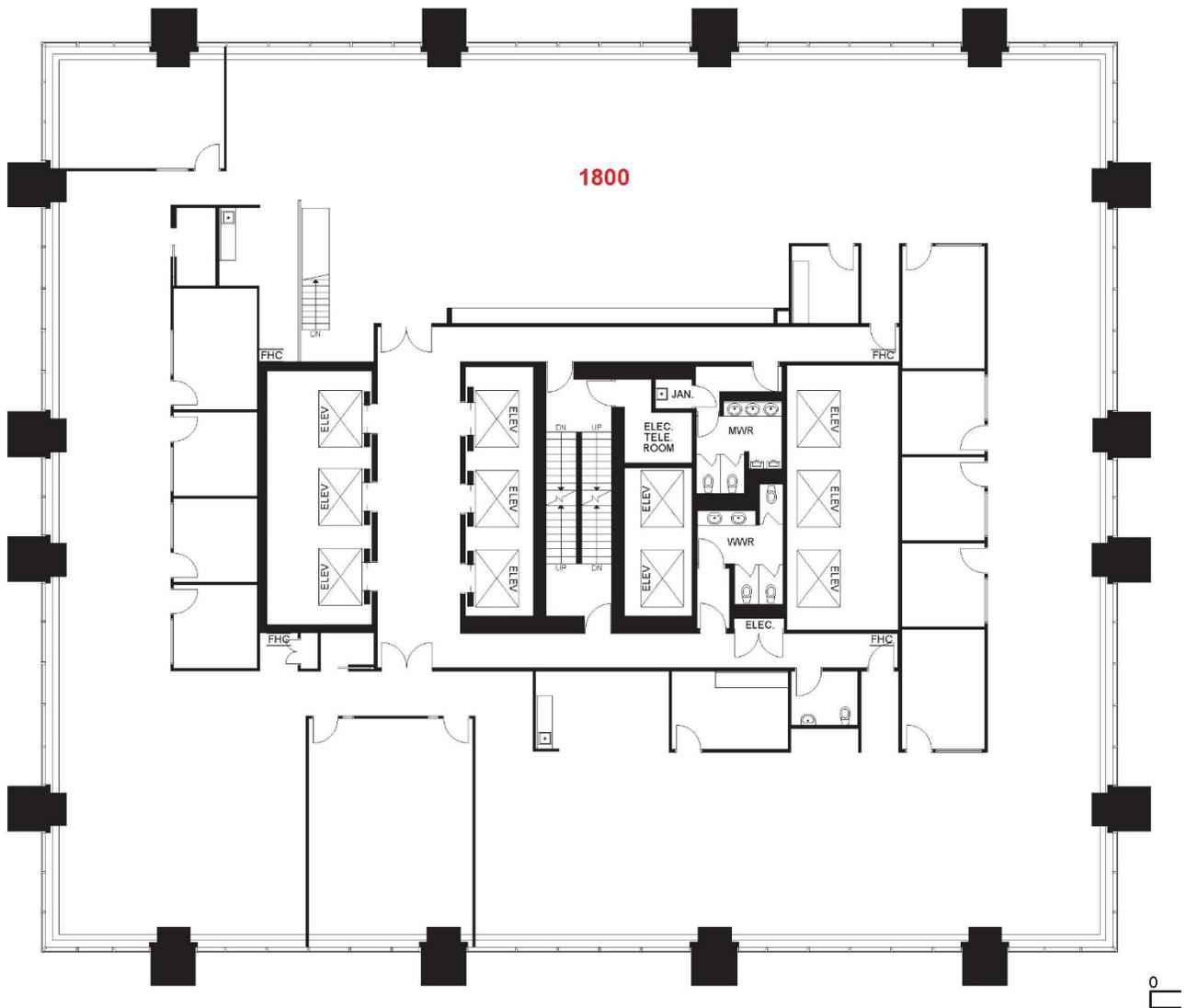
Suite 1700 Floorplan



Details

- Full floor opportunity contiguous with Suite 1800 with interconnected staircase.
- Internal offices and furnished.

Suite 1800 Floorplan



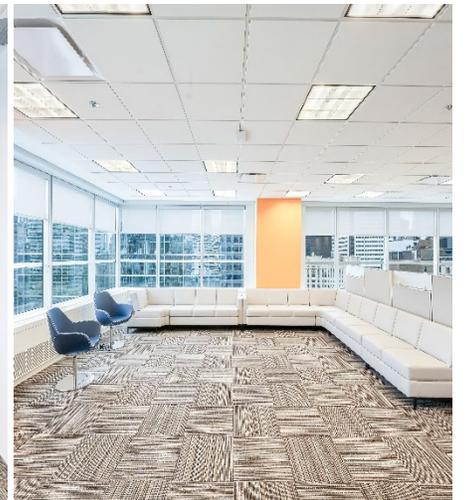
Details

- Full floor opportunity contiguous with Suite 1700 with interconnected staircase.
- Internal offices and furnished.

Suite 1700/1800 | 24,559 sf

Available April 1, 2025

Office For Lease
401 Bay Street



Suite 2004 | 3,506 sf

Available - April 1, 2025

Office For Lease
401 Bay Street

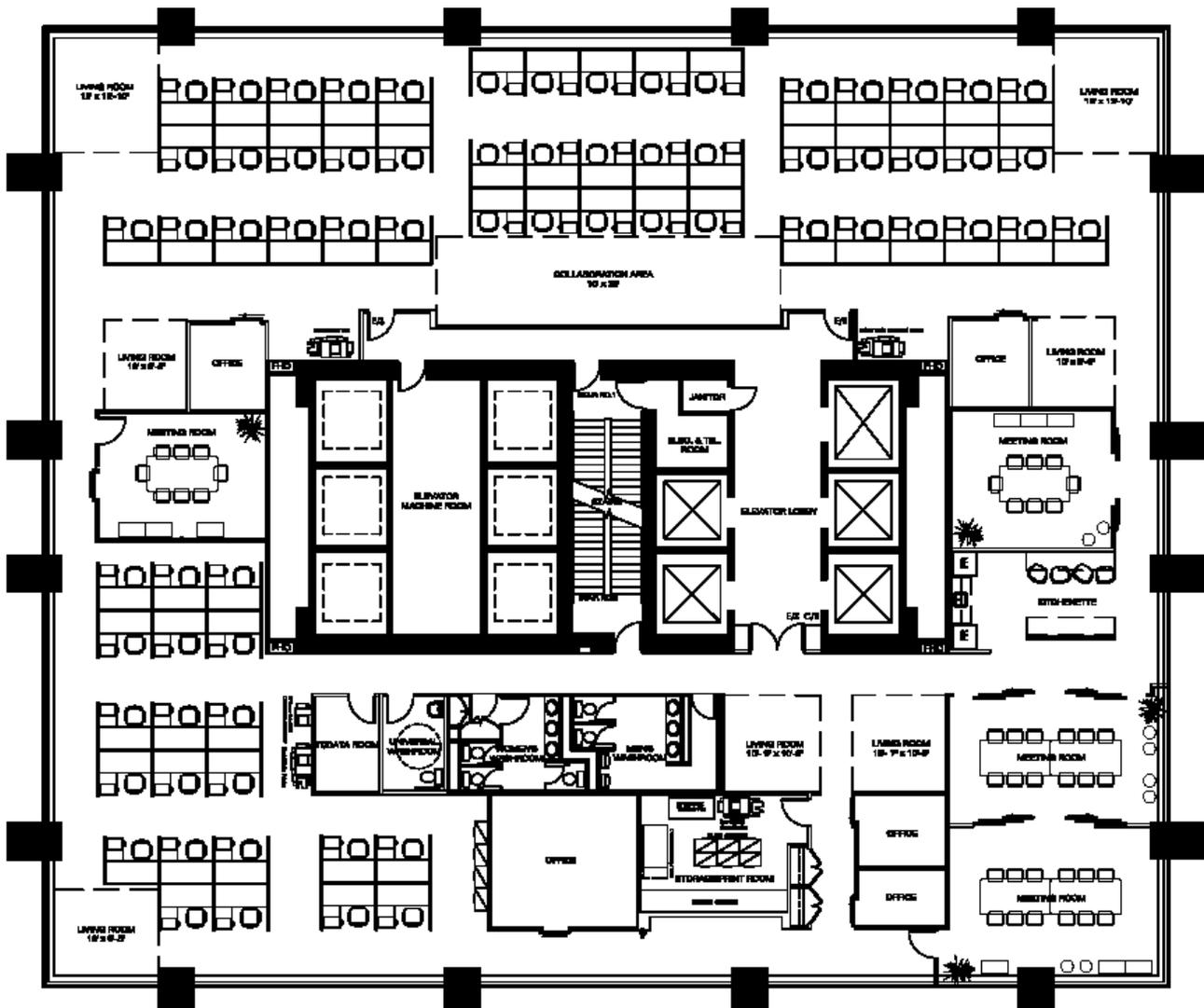


Suite 2200 | 11,982 sf

Available - April 1, 2025

Office For Lease
401 Bay Street

Suite 2200 Floorplan



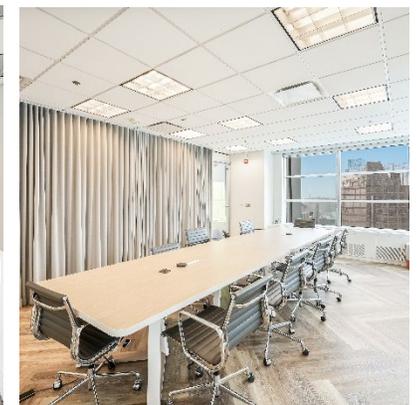
Details

- Base building condition

Suite 2200 | 11,982 sf

Available – April 1, 2025

Office For Lease
401 Bay Street

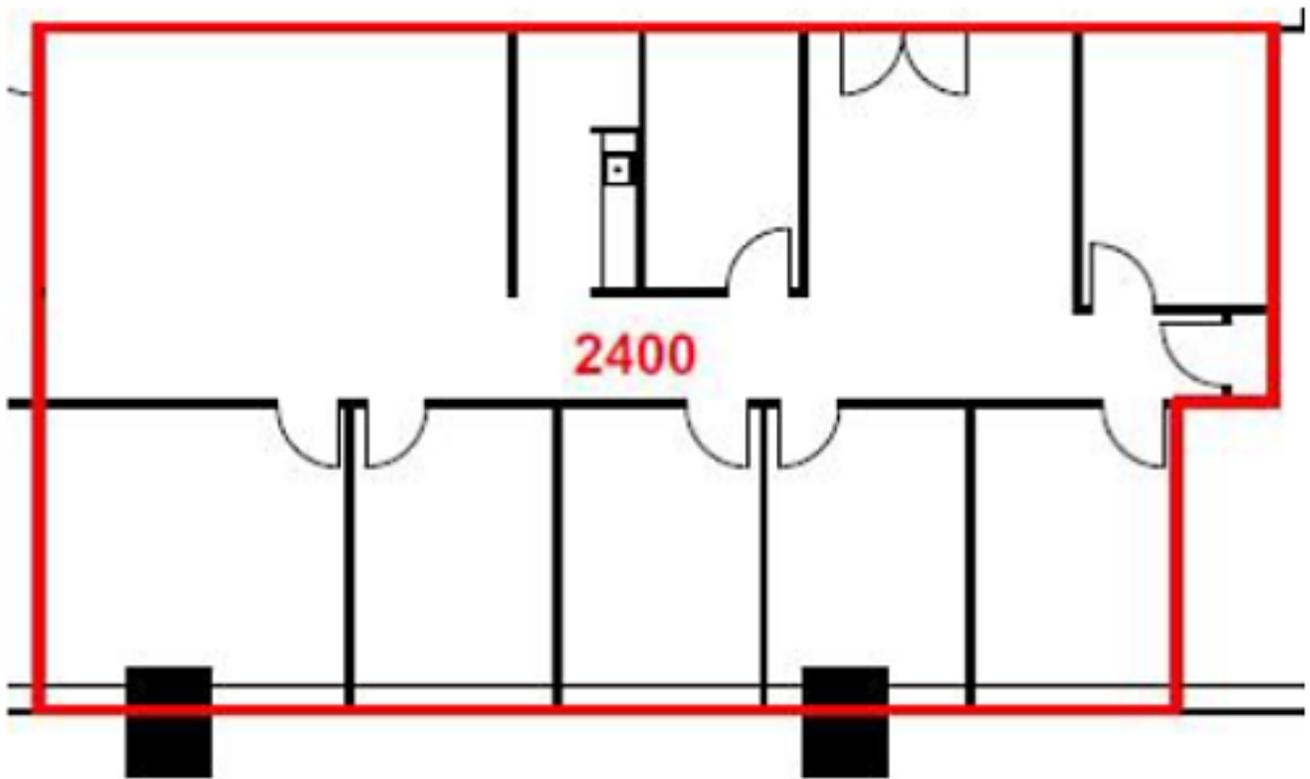


Suite 2400 | 2,158 sf

Available - September 1, 2025

Office For Lease
401 Bay Street

Suite 2400 Floorplan



Suite 2400 | 2,158 sf

Available - September 1, 2025

Office For Lease
401 Bay Street



Suite 2420 | 3,269 sf

Available - July 1, 2025

Office For Lease
401 Bay Street

Model Suite

Suite 2420 Floorplan



Details

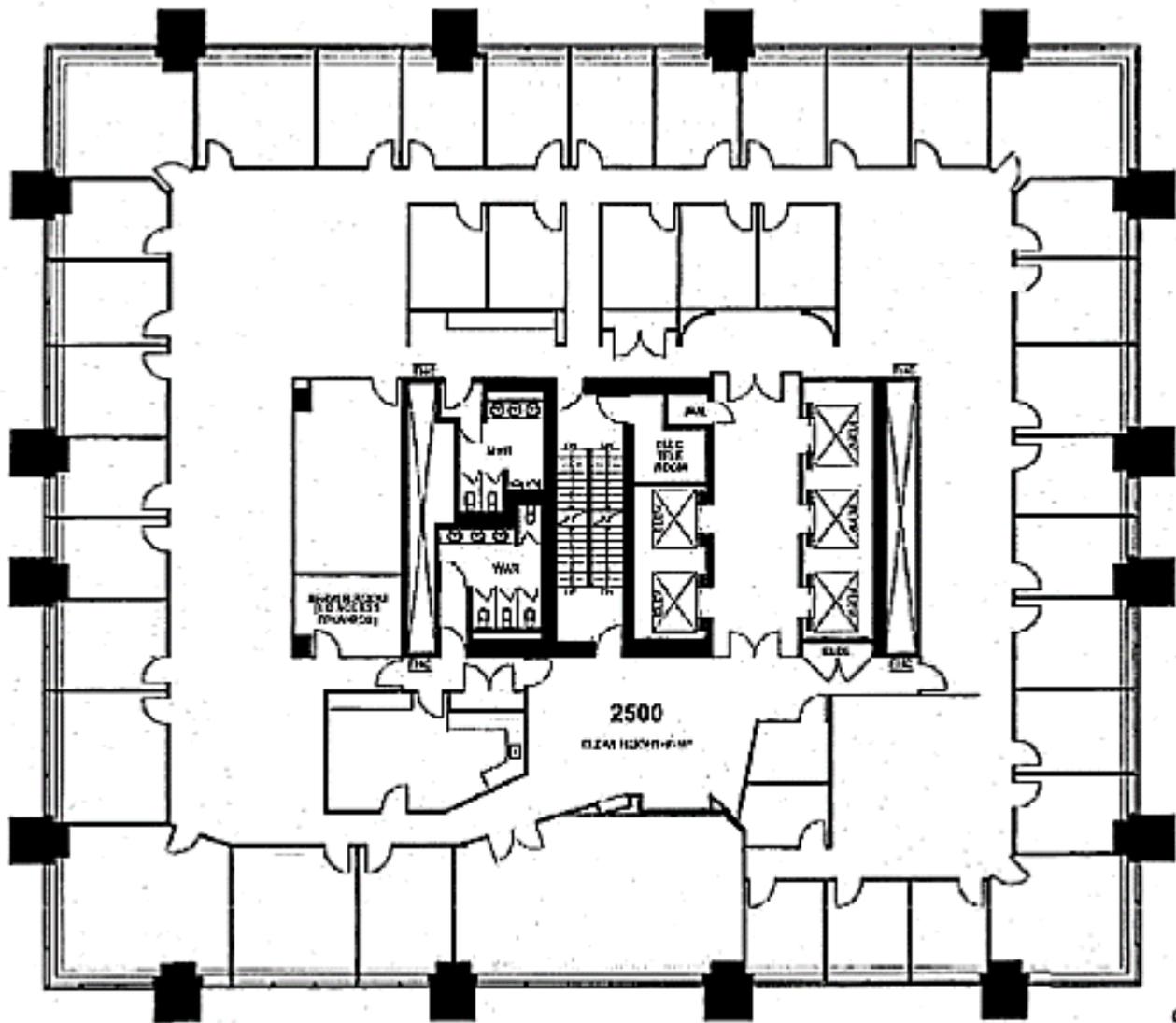
- Clear space Model Suite, fully furnished with exposed ceilings and west facing views.

Suite 2500 | 12,933 sf

Available December 1, 2025

Office For Lease
401 Bay Street

Suite 2500 Floorplan



Suite 2500 | 12,933 sf

Available December 1, 2025

Office For Lease
401 Bay Street

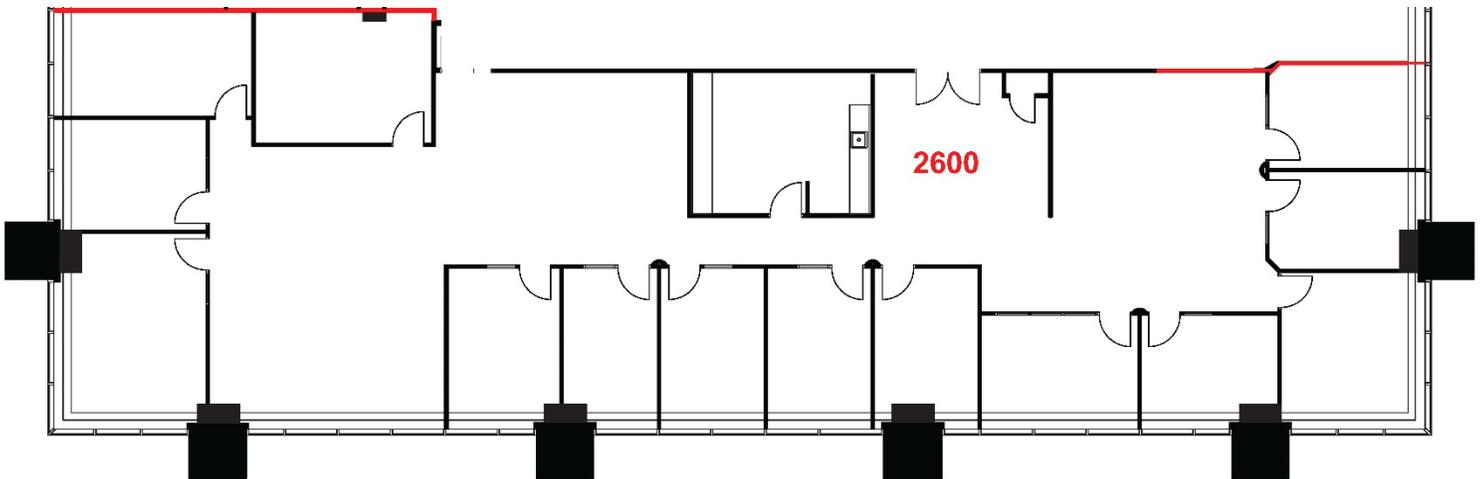


Suite 2600 | 5,144 sf

Available April 1, 2025

Office For Lease
401 Bay Street

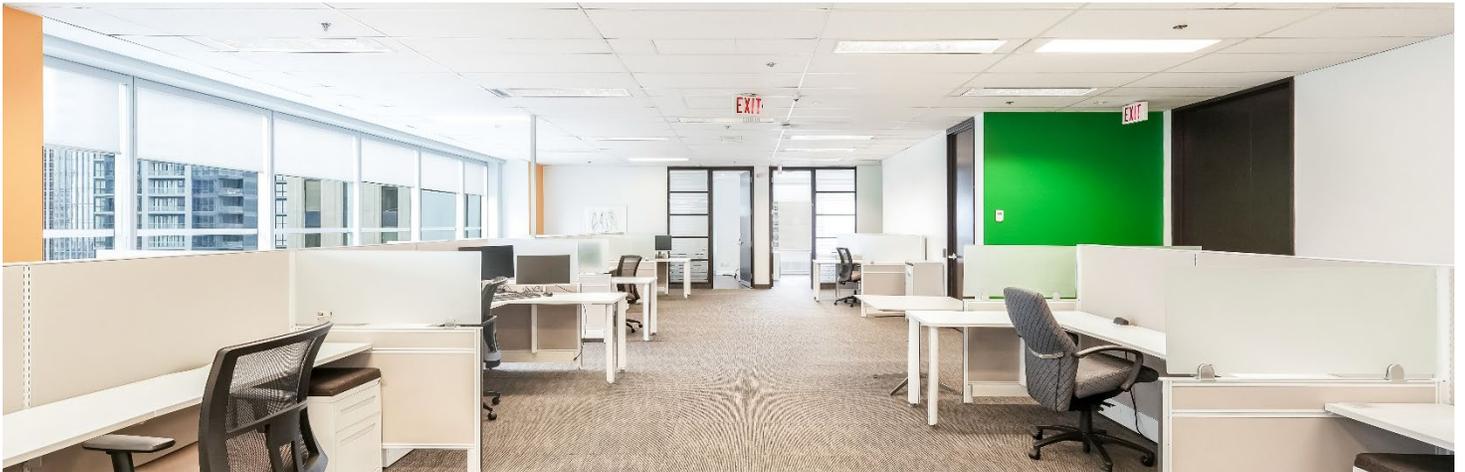
Suite 2600 Floorplan



Suite 2600 | 5,144 sf

Available April 1, 2025

Office For Lease
401 Bay Street

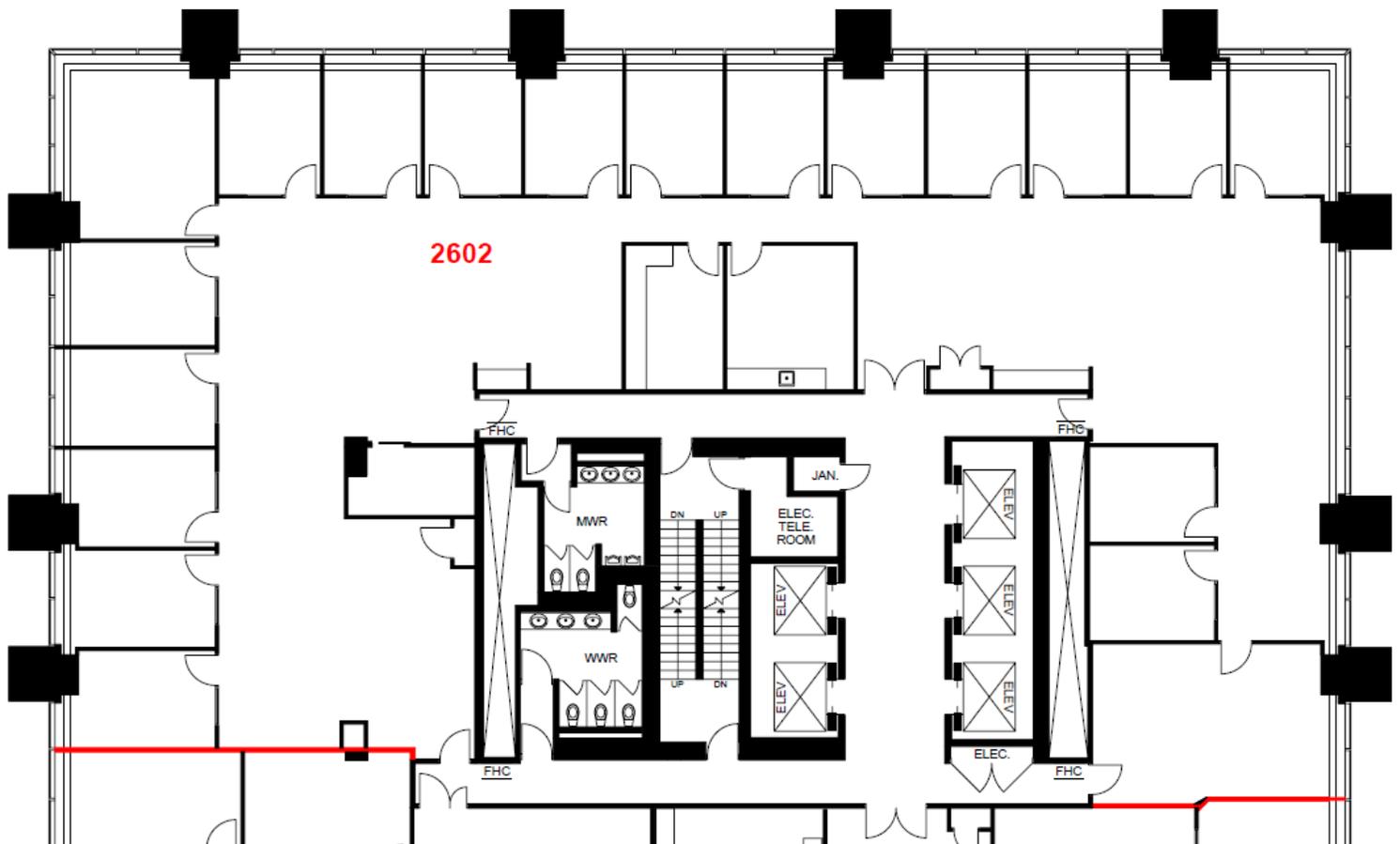


Suite 2602 | 7,791 sf

Available Immediately

Office For Lease
401 Bay Street

Suite 2602 Floorplan



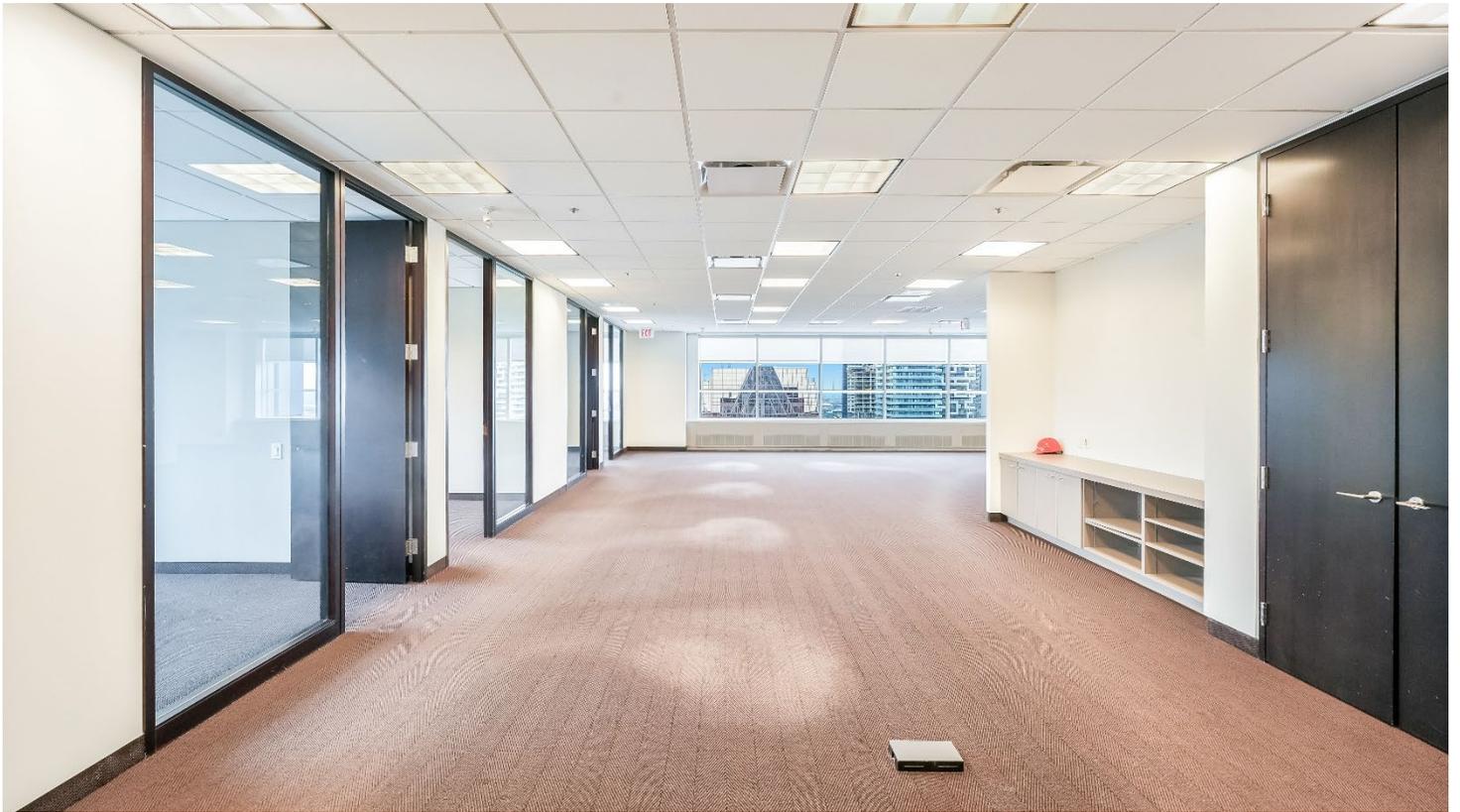
Details

- Built-out with perimeter offices

Suite 2602 | 7,791 sf

Available Immediately

Office For Lease
401 Bay Street

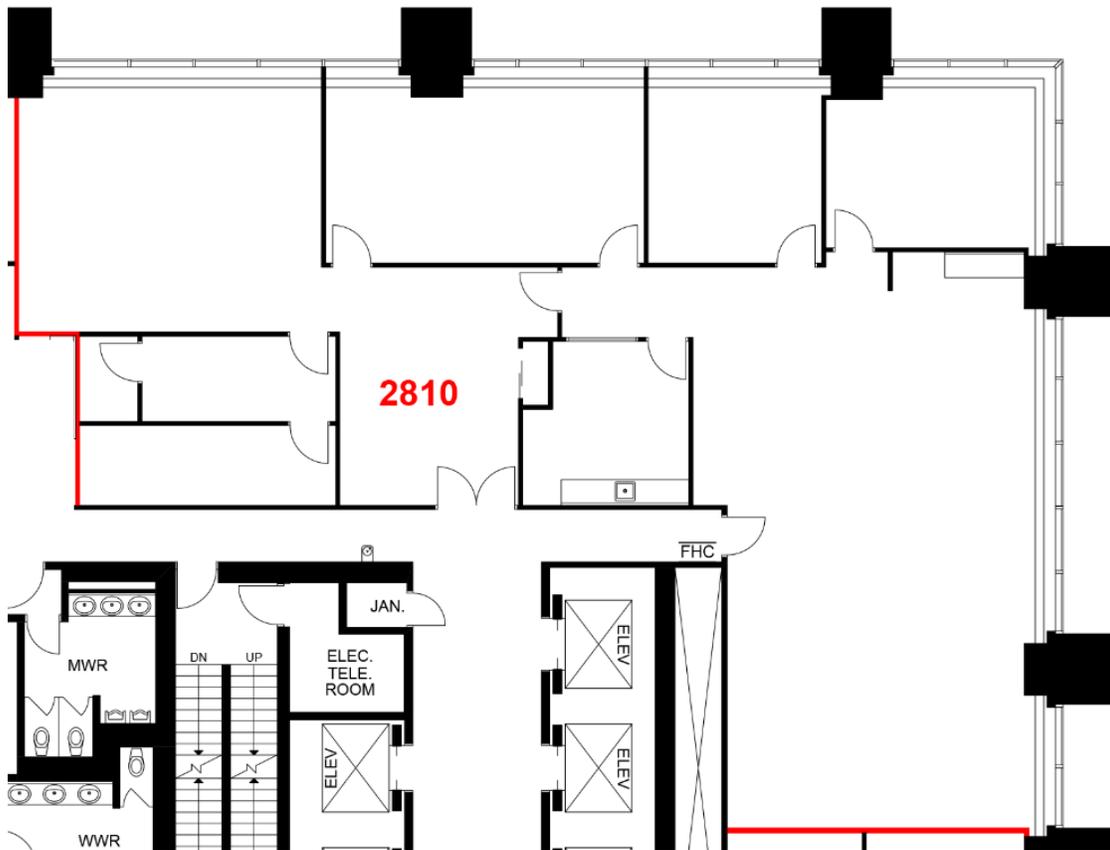


Suite 2810 | 3,762 sf

Available April 1, 2025

Office For Lease
401 Bay Street

Suite 2810 Floorplan



Suite 2810 | 3,762 sf

Available April 1, 2025

Office For Lease
401 Bay Street



Suite 2900 | 6,472 sf

Available Immediately

Office For Lease
401 Bay Street

[Virtual Tour](#)

Suite 2900 Floorplan



Details

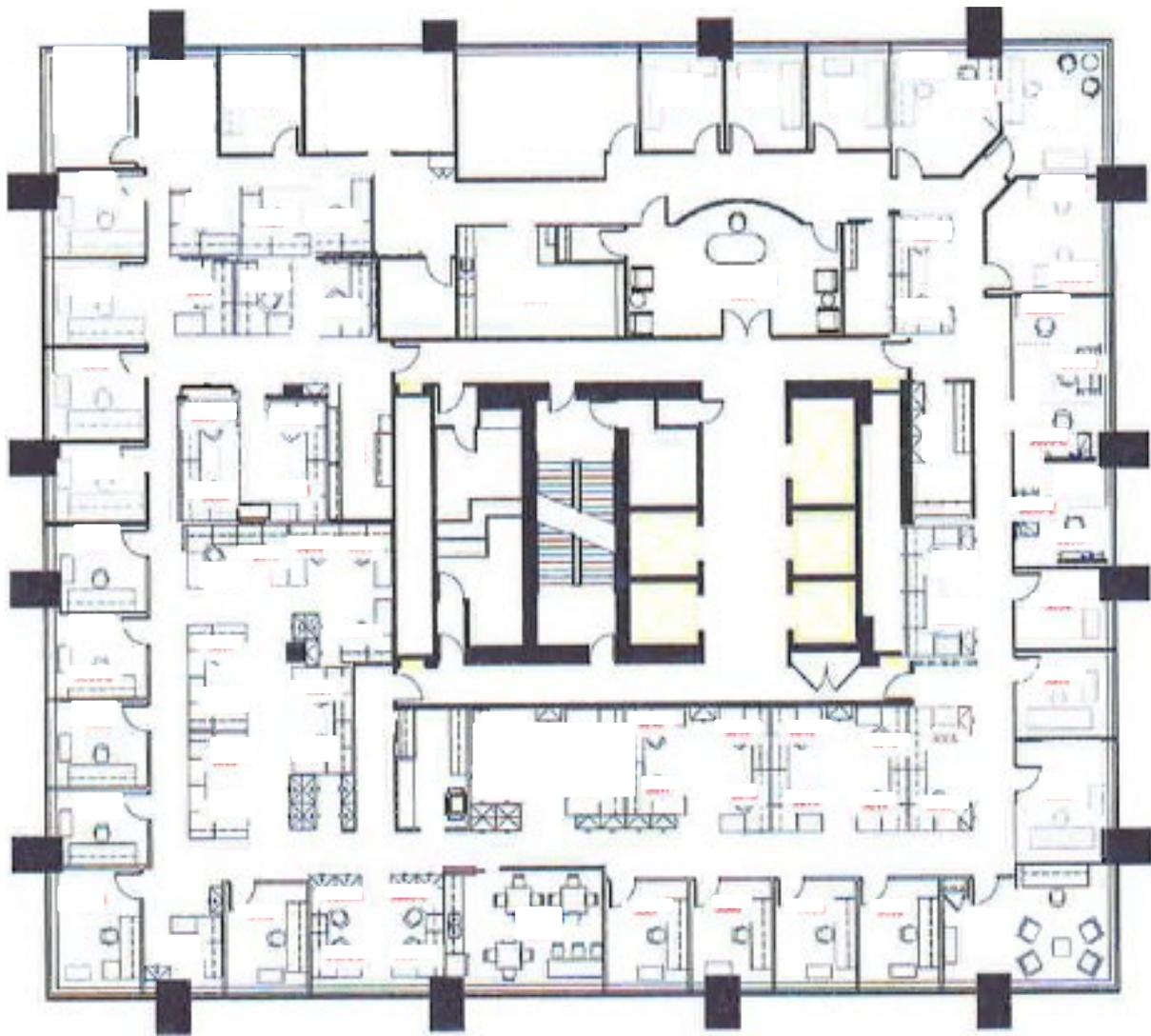
- Base building condition

Suite 3000 | 12,933 sf

Available - June 1, 2025

Office For Lease
401 Bay Street

Suite 3000 Floorplan



Details

- Full floor opportunity

Suite 3000 | 12,933 sf

Available - June 1, 2025

Office For Lease
401 Bay Street



Surrounding Area



98

Walker's Paradise
Daily errands do not require a car

100

Rider's Paradise
World-class public transportation

90

Biker's Paradise
Daily errands can be accomplished on a bike

● Restaurants

● Gyms

● Daycares

Transit:

— Line 1

— 501 Bus Line

● Bus Stations



**AVISON
YOUNG**

**For further
information**

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